

**Calusa Trace
Home Owners Association
Board of Directors**

David Jacobs, *President*
Bob Weinstock, *Vice-President*
Frank Julian, *Treasurer*
Kelly Morillo, *Secretary*
Cherice Greco, *Director*

www.CalusaTrace.com
www.Greenacre.com

COMMUNITY NEWSLETTER FOR

CALUSA TRACE

MARCH 2025



Violations. Violations are not there to be punitive. The ARC guidelines were established to preserve property values and when homeowners move into Calusa Trace, they are required to sign an agreement to abide by the ARC. If you receive a violation please don't wait until it gets to a fine and attorney fee. Should you have extenuating circumstances, contact the property manager to advise of the need for additional time to clear the violation. Once a violation moves to the attorney, the fine must be paid by the homeowner.

Board Message

ARC Report – 7 approved 1 Denied need more information

New Business

Tigris Aquatic Services new contract approved for \$1,898/month and \$22,776 annually. Tigris bought out American Ecosystems.

Red Tree Proposal for \$1,800 was approved to remove dead trees on the south side wall at Dale Mabry.

Natural Disaster/Hurricane Fund: The board is looking to add this as a separate line item in the budget. This past storm season cause significant damage and expense that will come out of the operating budget. The board was advised by the attorney that reserve funds cannot be used for this purpose.

Community Event at the Park: The board agreed that it would be a good idea to find out the costs involved to host a movie in the park later this year.

Fishing in Calusa Trace- Reminders

A homeowner can report someone fishing by calling the Hillsborough County Sheriff's Office non-emergency number (813-247-8200). The responding deputy will ask the person(s) fishing if they are a resident in Calusa Trace. If they are a resident and can provide ID proving their residency, the Deputy will not trespass. For non-residents, the deputy will tell them they are trespassing and ask them to leave. If the person(s) insists on not leaving, the deputy will arrest them for trespassing. Should it come to an arrest, the deputy will then call the president of the HOA to meet at the location to fulfill the arrest process.



For reasons of safety and HOA liability, our Deed Restrictions prohibit any type of recreational activity on any of our ponds. That includes residents fishing from their back yards. Signs are posted. Additionally, if a resident is fishing, it can attract outsiders to come here as well. So be advised.

If you see a neighbor fishing in their own yard and feel it's a problem, then you can call the Sheriff's Office. The Deputy will not trespass them, but more than likely tell them there has been a complaint.

We want your feedback!!

The board is in the process of planning a family movie event at the park for later this year and we would love feedback from the residents. Please visit the link below or scan the QR code to answer a few questions as we begin the planning process.

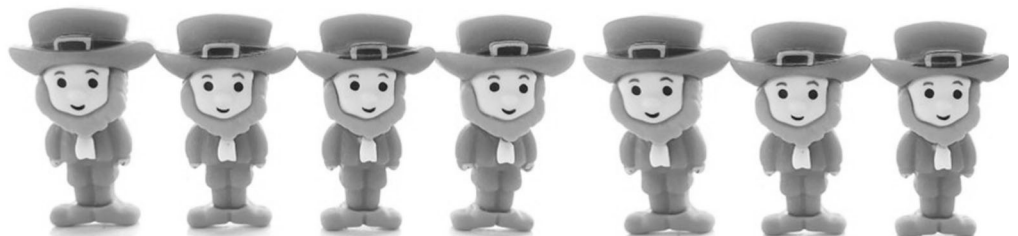
<https://forms.gle/gsgdaqqeZ46MHpmH9>



**A RETRACTION AND
AN APOLOGY**

In the Calusa Tracer edition dated February 2025, an error was published in the minutes from the Calusa Trace November Budget Meeting. The name and street of Jamie Lynn Baker were mistakenly printed instead of the correct information. We sincerely apologize for this error and any confusion it may have caused.

We regret the mistake and appreciate our readers' understanding.





Creating beautiful smiles in Tampa Bay since 1995



Amy Creech-Gionis, DMD

- Comprehensive dental care for the whole family.
- We secure loose dentures with implants.
- Smile makeovers with beautiful porcelain veneers
- Sedation options for anxious patients.

Now Welcoming New Patients

tampadentalwellness.com

Westchase Location
11321 Countryway Blvd
Tampa, FL 33626
813.855.2273

Carrollwood Location
11123 N Dale Mabry
Tampa, FL 33618
813.265.2273

GET YOUR SMILE BACK



**SAME DAY
DENTURES AND
IMPLANTS**

**FREE CONSULT
or
2nd OPINION
(Value \$460.)
Expires 03/31/25**

In-House Financing for All Budget & Needs.
Leave Your Health in the Care of a Specialist.

ALL IN ONE DAY • IN HOUSE LAB

JOLIESMILES

DENTURE AND IMPLANT STUDIO

813-687-4916 • joliesmiles.com

7749 Van Dyke Road
Odessa Florida 33556



Dr. Caroline Truong,
DMD, MS

Over 6,500 dental
implants experience

May the road rise up to meet you. May the
wind be always at your back. May the sun
shine warm upon your face; the rains fall
soft upon your fields. And until we meet again,
may God hold you in the palm of His hand.
Traditional Irish wish



Free second opinions on
Service work and Installs

0% Financing Available
No payments for
ONE YEAR!*

Good or Bad Credit
99% Approved *

Spring Tune Up

First Time Customers Only

Reg. \$109.00 Now \$79.00

Join Our Spring Tune Up Club
To Receive 10% Off Parts And Labor!

- VIP Priority
- Duct Sanitizing
- Monthly Payment Plan
- NO Overtime Charges
- Extended Warranties

More Benefits Of This Plan Are:

- You're A/C unit will run more efficient
- Your Unit Will Last Longer
- Saves You Money With Less Repairs

UP TO **\$5,000 OFF!**

A NEW AIR
CONDITIONER
OR HEAT PUMP!!

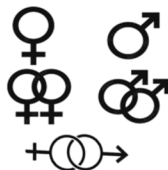
CALL FOR DETAILS
813-964-7155

PLUS **FREE**
DUCT CLEANING WITH
EVERY NEW SYSTEM !



TRANE

Air Conditioning and Heating



Air Masters if family owned
and operated since 1983.
Hablamos Español

*Subject to credit approval and credit limit.

813.964.7155

CMC124947



Calusa Trace HOA Board of Directors

Directors

David Jacobs, President
Bob Weinstock, Vice-President
Frank Julian, Treasurer
Kelly Morillo, Secretary
Cherice Greco, Director

www.CalusaTrace.com
www.Greenacre.com

Calusa Trace Contact Information

Important Numbers

Community Association Manager

Samantha Morfa
Greenacre Properties, Inc
CalusaTrace@GreenacreProperties.com
813-936-4124

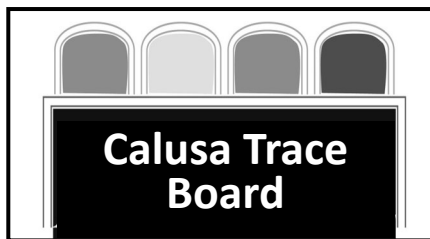
St. Joseph North Hospital

Monday through Friday
813-443-7000.

Please Use These Phone Numbers
to Report Violations to the Sheriff's Office
Sherriff's Community
Service Desk 813-247-0330
Sherriff's Office -
Non-Emergency 813-247-8200
Sheriff's Community Service Desk

Calusa Trace is a Deed Restricted Community.

ALL Exterior Paint Colors
MUST BE APPROVED by our
Architectural Review Committee
PRIOR to Painting.



MEETING

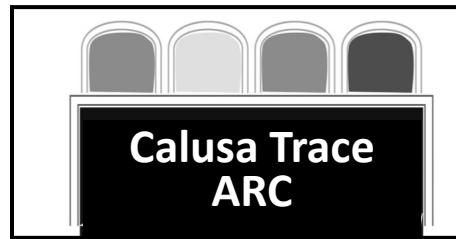
2025 HOA BOARD CALENDAR

Monthly Calusa Trace HOA Board Meetings will be held on the second Tuesday of the month at 6:00 pm via Zoom



March 11
April 8
May 13
June 10
July 8
August 12
September 9
October 14
November 11

* The Meetings will be held at All Saints Lutheran Church, 5315 Van Dyke Road. All other meetings are on zoom.



MEETING

2025 ARC MEETING DATES

The ARC (Architectural Review Committee) reviews all requests for changes to our homes and property in accordance with the ARC Guidelines posted on www.greenacre.com and www.calusatrace.com.

Please plan your projects and submit your request online for painting, paver driveways, fencing, pool cages, new roofing, landscaping changes, et al in advance of the project. No project should start prior to ARC approval. The 5 members of the ARC review all requests and provide feedback to homeowners via an online platform. They are hard working volunteers!

ARC Meetings are usually held on the fourth Thursday of each month at 6:30 pm.

March 27th
April 24th
May 22nd
June 26th
July 24th
August 28th
September 25th
October 23rd
November 20th
December 18th



*May the road rise up to meet you.
May the wind be always at your back.
May the sun shine warm upon your face,
The rains fall soft upon your fields,
And until we meet again,
May God hold you in the palm of His hand.*

~An Old Irish Blessing

Happy St. Patrick's Day

GET SCREENED TODAY.



Early detection saves lives.

Schedule your colonoscopy.

Most people do not experience colorectal cancer symptoms until it's too late, but if detected early, it's more than 90% curable. A colonoscopy is the most effective screening method for finding and removing pre-cancerous polyps, preventing cancer before it even starts. That's why we're urging everyone ages 45 and over to get screened today.

 Schedule your screening at
YourColorectalExperts.com


Advent Health
Carrollwood

2025 is bringing an exciting lineup of food festivals across Tampa, St. Pete, Plant City, Clearwater, and beyond. Here's a quick list of upcoming events to keep on your radar.

Indie Flea Ybor

Where: The Cuban Club, 2010 Avenida Republica de Cuba, Ybor City
When: The first Sunday of each month from 12 p.m.–4 p.m.

Market Dates: February 2, March 2, April 6, May 4

Seminole Heights Sunday Market

Where: 5000 N Central Ave

When: The second Sunday of every month from 10 a.m.–2 p.m.

The Market Marie

Where: Coachman Park, 300 Cleveland St

When: The second Saturday of every month from 10 a.m.–2 p.m.

Sunday Morning Market

Where: 4900 Bridge Street

When: The fourth Sunday of each month from 9 a.m.–2 p.m.

Water Street Market

Where: 1 Water Street

When: The third Sunday of each month from 10 a.m.–3 p.m.

Vintage Roost Ybor City

Where: 2326 E 7th Ave

When: The three-day event takes place on each month's second and fourth weekends

Ybor City Saturday Market

Where: 1901 N 19th St

When: Every Saturday year-round from 9 a.m.–3 p.m.

Fresh Market at Hyde Park Village

Where: 1602 W Snow Avenue

When: The first Sunday of every month from 10 a.m.–3 p.m.

Carrollwood Market

Where: 4537 Lowell Road

When: The second Saturday of every month from 10 a.m.–2 p.m.

Sunshine Market at Midtown Tampa

Where: 3659 Midtown Drive

When: The fourth Saturday of every month from 10 a.m.–3 p.m.

Sunset Market at Midtown Tampa

Where: 3659 Midtown Drive

When: The first Thursday of each month from 6 p.m.–10 p.m.

Mayor's Food Truck Fiesta

Where: 241 E Madison Street

When: The first Wednesday of every month from 11 a.m.–2 p.m.

Corey Avenue Sunday Market

Where: Corey Avenue between Boca Ciega Avenue and Gulf Boulevard on St. Pete Beach

When: Every Sunday from 10 a.m.–2 p.m.



LIVE AT THE CENTER

■ THINGS TO DO

(813) 922-8167 • CarrollwoodCenter.org



CAMP REGISTRATION OPENS

March 3 • 10 am

15% Early Bird Discount Expires April 30



BLACK ART MATTERS

March 7 • 5:30-7:30 pm

A night celebrating artists and their work!

Steel MAGNOLIAS

Come and keep good company at Truvy's beauty salon in Chinquapin, Louisiana, where all the ladies who are "anybody" come to have their hair done.

STEEL MAGNOLIAS

Written by Robert Harling

Directed by David J. Valdez

March 14 • 8 pm

March 15 • 8 pm

March 16 • 2 pm

March 21 • 8 pm

March 22 • 8 pm

March 23 • 2 pm

TICKETS: \$30-34

Reserved Seating

Presented through Dramatists Play Service

ASL Interpreter: March 21



CARROLLWOOD MARKET

March 8 • 10 am - 2 pm

Presented by Tampa Bay Markets

Carrollwood Village Phases II & III present



LIVE MUSIC & FOOD TRUCKS

April 5 • 11 am - 6 pm

Free Admission & Parking

IN THE GALLERY



Black Art Matters
presented by The Gallery

Urban Paradise
by Sue Graef

Halcyon Days
by Mike King

Photography
by Craig Nowicke

Spiritual Beginnings
by Cheryl Yellowhawk



THE JAZZ DIRECTIONS

March 28 • 7:30 pm



PAT BENATAR TRIBUTE

April 12 • 7:30 pm

DISCOVER MORE



CARROLLWOOD
CULTURAL CENTER

Calusa Trace Master Association
Board of Directors Meeting
Calusa Trace Master Association
Board of Directors Meeting
January 14th, 2024
6:00 PM
Location: Via Zoom

Notice of Meeting posted as required by FL statute
MINUTES

I. CALL TO ORDER: Samantha Morfa, Community Manager called the meeting to order at 6:00 PM.

II. ROLL CALL / NOTICE OF MEETING: 5 Board members, David Jacobs President, Bob Weinstock- VP, Frank Julian Treasurer, Kate Morillo Secretary – Quorum attained
Others present: Samantha Morfa CAM, & Betsy Ferrer Transcriptionist

III. APPROVAL OF MINUTES – November 12th Board budget approval meeting, Bob Weinstock made 1st motion to approve, Frank Julian 2nd the motion– **all in favor, approved, motion passed.**

IV. REPORTS

A. President – Discussed the vendor coming to take down the Christmas lights/decorations.

B. Treasurer- Discussed Operating budget, explained that it was divided between the first three months, because being an annual assessment most residents will pay during the first three months of the year. Revenue to be divided after treasurer and CAM discuss. Balance sheet shows operating cash of an estimated \$60,000, Reserves \$49,000, overall 104K ahead. Assets & liabilities are little over because revenue was received in the early part of the year, and Account Payable used for retrieval and cleaning up.

Income statement: Revenue is ahead (due to change from semi-annual to annual payment)

Expenses are in line, except for other\$33,000 -clean up

C. Management Report: Weekly report for the Actions Items – referred to email sent to the board members last week. Homeowners currently with the Association’s attorney will be listed on a collection report.

Per new 2025 requirements, Board members will need to complete two -four-hour courses, everyone will have 90 days to complete.

V. COMMITTEE REPORT

ARC committee- 10 requests were received in December and all were approved. Still working with Sherman William to have the updated color schemes.

VI. SPECIAL PROJECTS REPORTS

Tracer –Reminder that all suggestions of articles need to be submitted by the 20th of the month to Chericé.

VII. OLD BUSINESS

A. Pond Report – Company changed names, no longer American Echo System – no report received.

VIII. NEW BUSINESS:

1. Preservation of the Declarations, 2024 legal update mandates all HOA to have it on the agenda on the 1st meeting of the year, reminder all declarations need to be preserved. CAM, Attorney and Board will discuss, but a reminder will be done 2 years prior.

2. Emergency funds in the future budget: Common on states affected by Hurricanes or natural disasters, it not a contingency item, consider it to add as a line item. Now that conservation areas are 60+ years old, by law the association must take care of the trees that could pose as a hazard to some homeowners. Will check with the attorney if Emergency fund can be part of the Reserve as a separate item within. Reserve Interest should not be used as revenue but can get attorney input to use towards the Emergency Natural Disaster Fund item.

3. Ratify Red Tree proposal behind 4119 Apple Blossom to clean the trees that fell down from the conservation area unto the homeowners property, to remove two of the trees in case the trees are dead, but recommendation was to remove, estimate was \$3200 for debris removal, Bob Vice President made a motion to approved, David second the motion, all in favor, approved, motion passed. CAM pending called back from Red Tree on time and day the company will start the work. Discussed pending items by Red Tree, replacement of sod, bushes.

HOMEOWNER COMMENTS: 18517 Timber residents spoke regarding the increase of the maintenance from last year to this year, express concern of \$6000 towards Holiday Decorations, VP explained that it was offer as a vote to the homeowners to have a vendor set up and remove the decorations and lightning and the homeowners voted and passed. Homeowners also wanted to know if any of the budget contains funds to content any criminal activity, VP explained that having a private patrol is very expensive as the board has investigated it cost, an off-duty policy or security to be effective will need to always be there, the association could not afford it. Homeowners are welcome and encouraged to call the police if they see any suspicious activity. Pond maintenance was explained to the homeowners as well. Bob, homeowner discussed the Trace article regarding strangers around the ponds and how to efficiently avoid it.

IX. NEXT MEETING, February 11th, 2025 via zoom at 6:00 P.M.

X. MEETING ADJOURNED: David Jacobs, President called the meeting to adjourned at 6:48 PM, Frank Julian second, all in favor, meeting adjourned.

Respectfully submitted for the Secretary by Betsy Ferrer



CONCIERGE
FINANCIAL ORGANIZATION
— ADDING CLARITY TO YOUR LIFE —



What We Do
For our clients, 'wealth' is more than just money. It is their ability to do what they want, when they want and how they want. Our role is to help them get there.

Ruth E. "Robin" Delaney
CFP®, CLU, ChFC
813-374-9676 x 1010
robin@ourcfoteam.com

1511 N. West Shore Blvd. Ste 1100
Tampa, FL. 33607

Securities and Investment Advisory Services offered through Osaic Wealth, Inc. member FINRA/SIPC. Osaic Wealth is separately owned and other entities and/or marketing names, products or services referenced here are independent of Osaic Wealth. 813-374-9676.

DAILY REMINDER

I need to contact
IKare Publishing
to place my ad in my
community newsletter

813.991.7843

SERVICE ALL ABOUT YOU!



CORNERSTONE

AIR CONDITIONING • PLUMBING • ELECTRICAL

**\$50.00 OFF
ANY
SERVICE REPAIR**

Only valid on repairs \$300.00 or more. May not be combined with any other offers. Other terms and restrictions may apply. Expires 3/31/2025

**0% INTEREST
AND LOW PAYMENT
FINANCING OPTIONS**

With approved credit, only valid offers, other conditions may apply. Expires 3/31/2025

AIR CONDITIONING

- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ A/C Maintenance Plan for Cost Savings
- ✓ All A/C Brands Serviced
- ✓ Up To 5 Years NO Interest Financing *WAC
- ✓ New A/C System As Low As \$65/mo. *WAC

PLUMBING

- ✓ Plumbing and Drain Inspections
- ✓ Emergency Service & Repair
- ✓ Traditional & Tankless Water Heater Service, Repair, and Installation
- ✓ Water Treatment and Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipes
- ✓ 18 Month NO Interest Financing *WAC

ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting Installation
- ✓ Whole Home Generator Installation
- ✓ Electrical Maintenance Plan
- ✓ 18 Month NO Interest Financing *WAC

GENERATORS

- ✓ Whole Home & Portable Generator Installations
- ✓ 18 Month NO Interest Financing *WAC
- ✓ Benefits of Cornerstone Installed Generators:
 - Runs Days to Weeks on Natural Gas or Liquid Propane
 - Protects 24/7 From Outages Automatically
 - Turns Itself Off When Power Is Back On
 - No Deadly Carbon Monoxide Poisoning Risk

**Call Today!
Fixed Today!**

813-618-5645
www.cornerstonepros.com

CAC1816647 & CFC1428982 • EC13011923

